

100 WEST F STREET

CASPER, WY 82601

Economy Hotel Investment
with 45 Rooms in Growing
Casper Market



PRIME INTERSTATE LOCATION



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SHERI OSBORNE
Listing Agent

sheri@apex-cre.com
(801) 884-8816
WY License: RE-16576

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Executive **Summary**

45-Room, Two-Story Hotel on 0.75 Acres in Central Casper



100 West F Street

100 West F Street

PRIME INTERSTATE LOCATION

The National 9 Showboat Inn is a 45-room, two-story franchised economy hotel located along the I-25 Corridor in downtown Casper, Wyoming. Built in 1972 with reinforced concrete construction, the property sits on a 0.75-acre (32,670 SF) parcel zoned C-1 commercial. With a FAR of 0.77, the hotel benefits from an interstate location offering both local and transient demand.

The property maintains strong visibility to I-25 and central Casper, with proximity to dining, retail, and the city's downtown attractions. Travelers also benefit from access to the Casper/Natrona County International Airport (27 minutes away)



32,670
GROSS SF



0.75
LOT AC



2
STORIES



45
TOTAL ROOMS



1972
BUILT



Property Photos

45-Room, Two-Story Hotel on 0.75 Acres in Central Casper

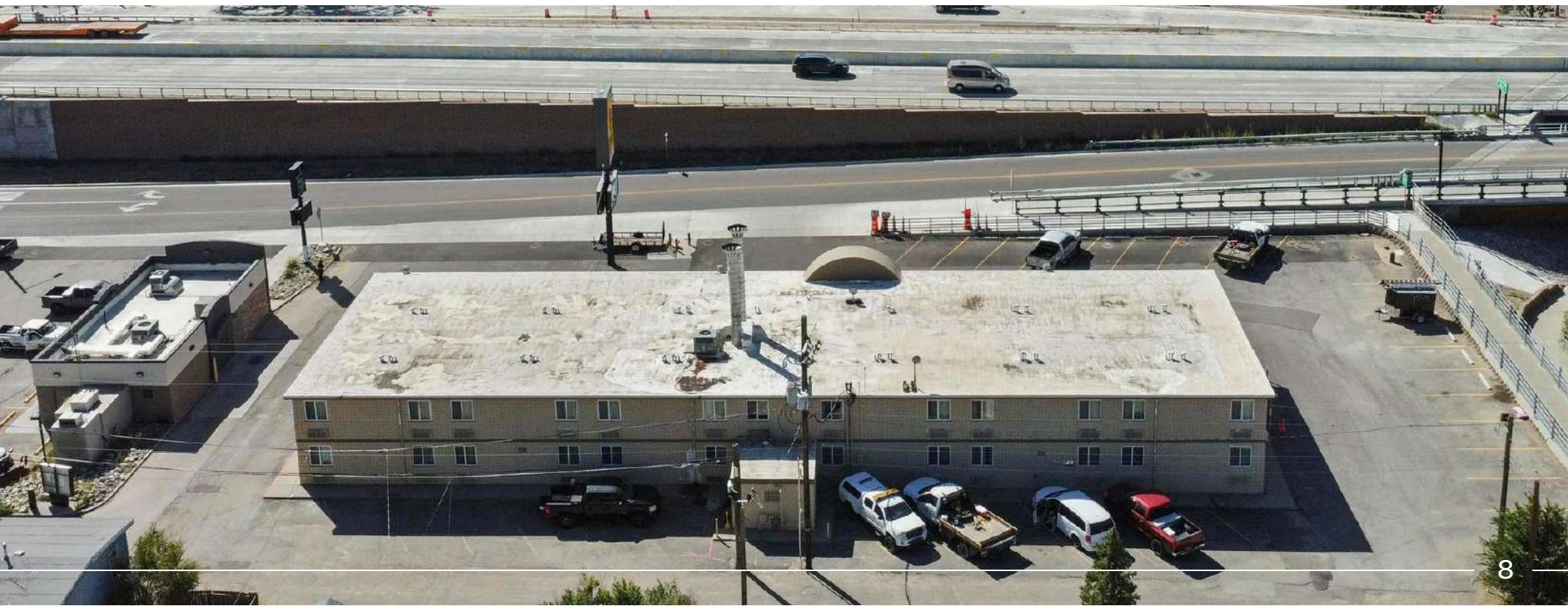


100 West F Street

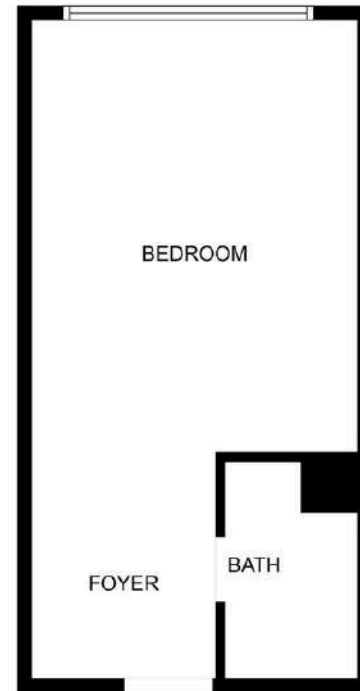
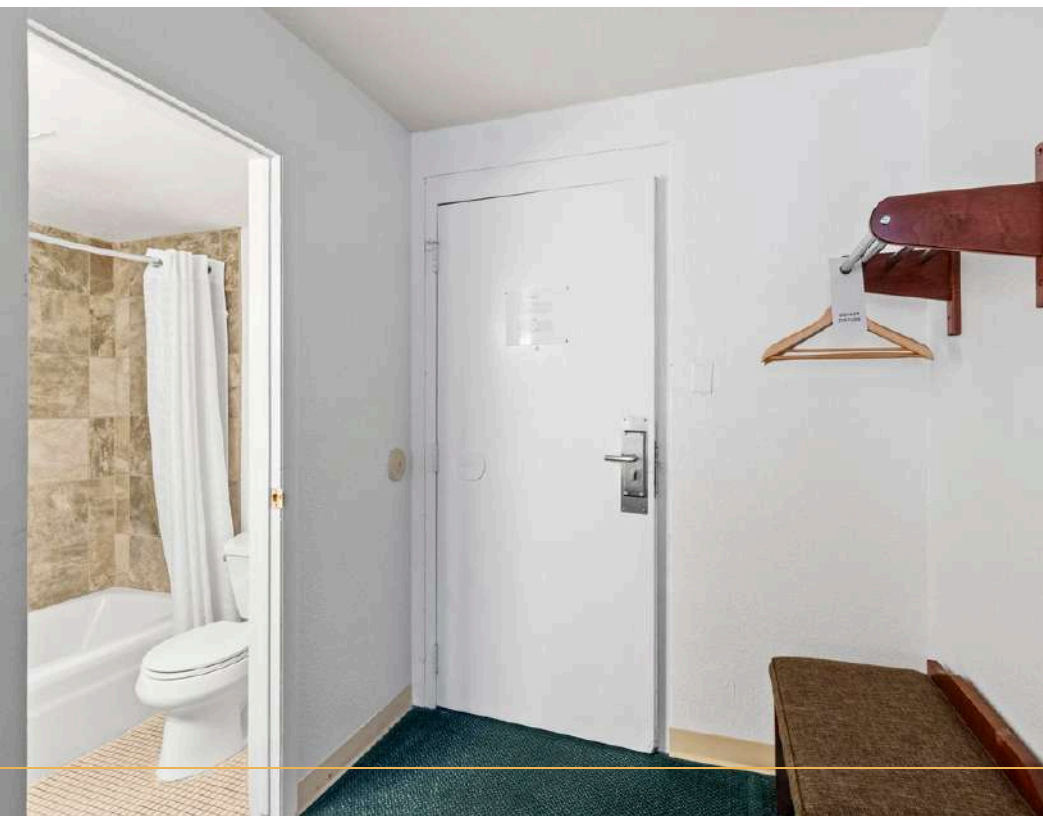




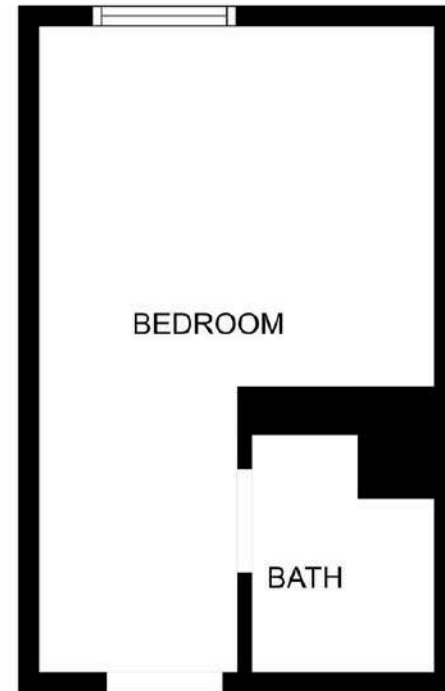
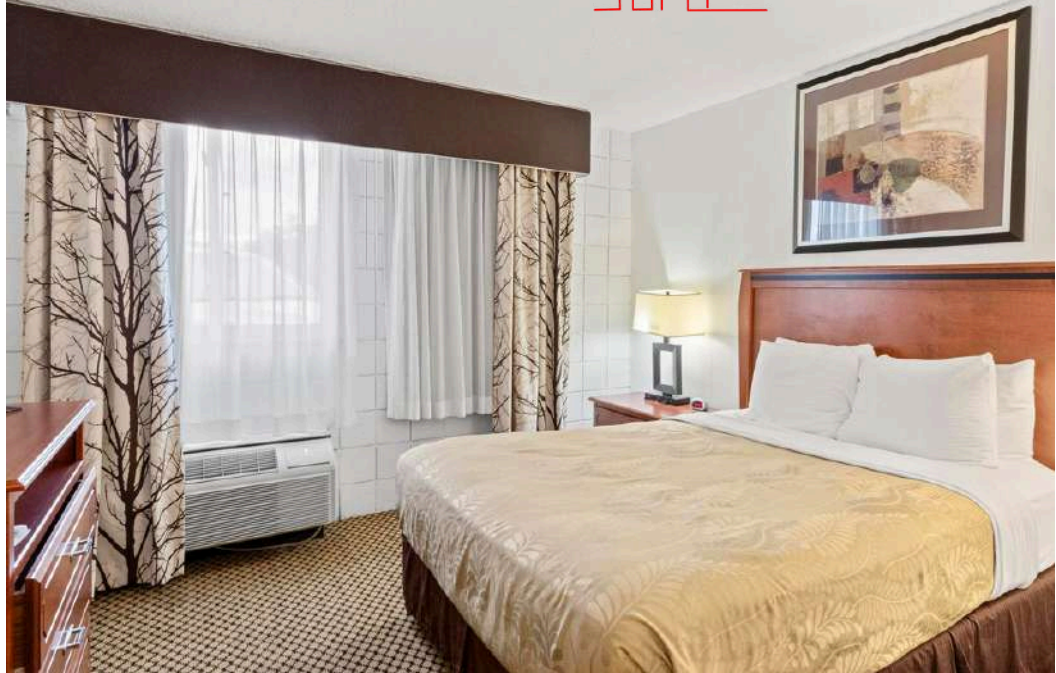
Property Photos



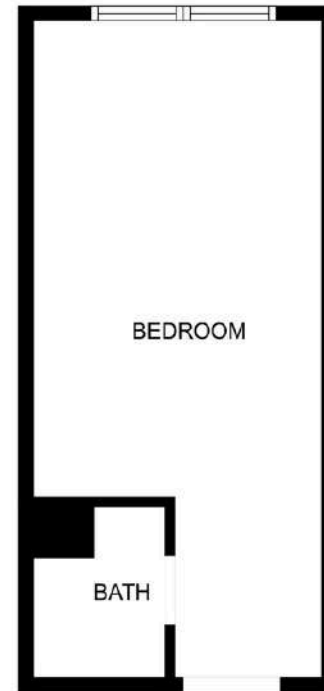
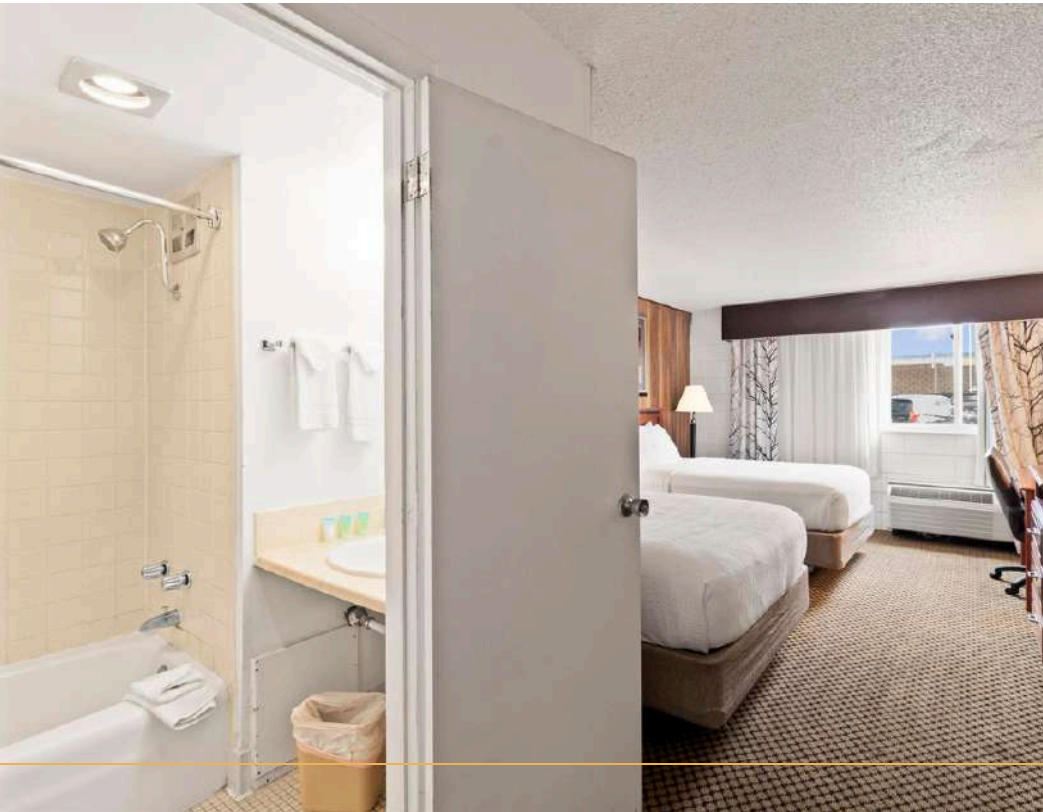
1 King, 1 Bath



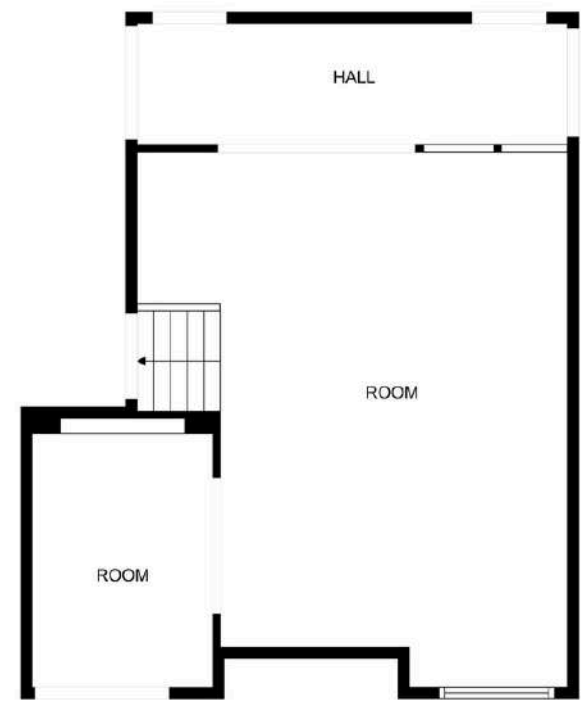
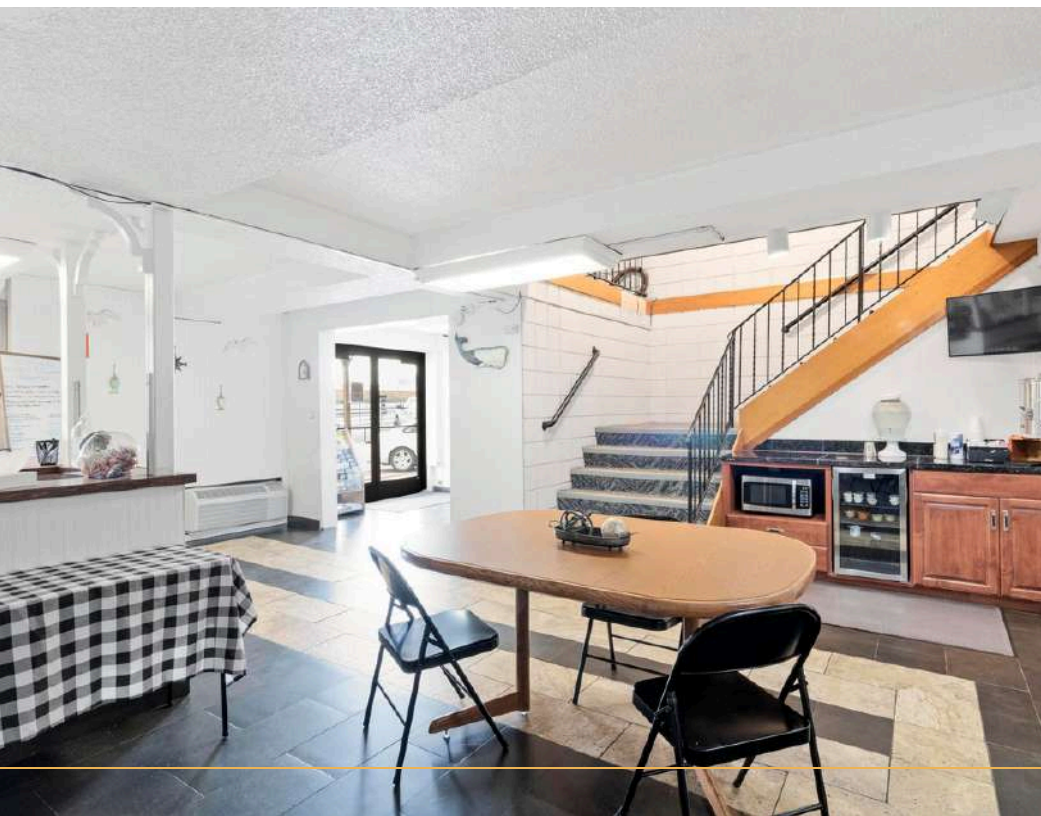
1 Queen, 1 Bath



2 Queen, 1 Bath

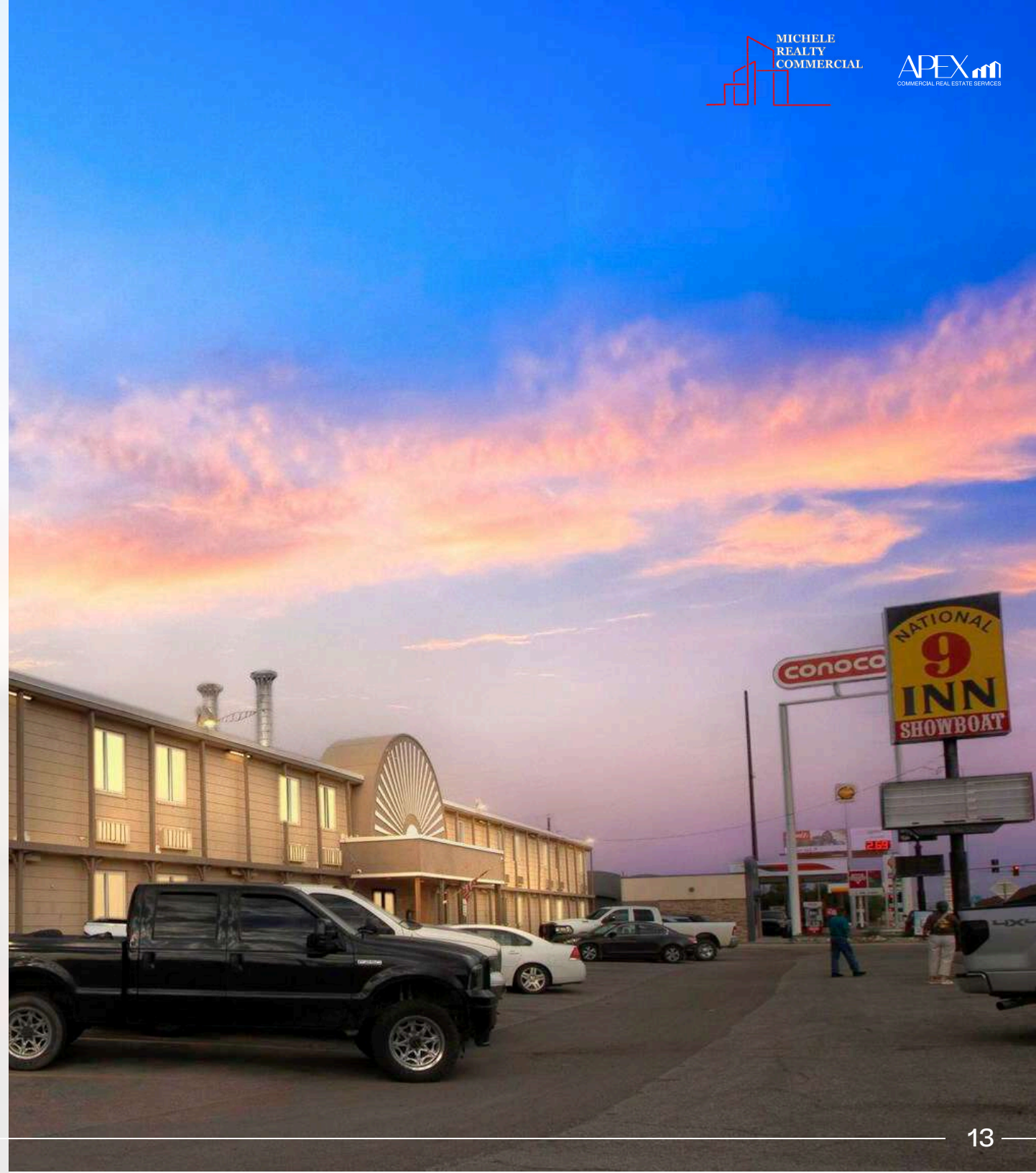


Lobby & Breakfast Area



Located along the I-25 Corridor in downtown Casper, Wyoming, the National 9 Showboat Inn is a 45-room, two-story franchised economy hotel with strong interstate visibility and convenient access to dining, retail, and city attractions. Built in 1972, the property sits on a 0.75-acre parcel zoned C-1 commercial, just 27 minutes from Casper/Natrona County International Airport.

Positioned within the economy-class segment, the hotel attracts steady demand from budget-conscious travelers while offering investors long-term stability and repositioning potential. Owned by Sharp Lodging LLC under National 9 Inns, this well-located asset provides flexibility for franchise operation or value-add strategies.





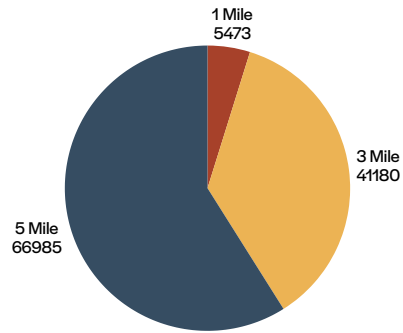
Demographic and **Traffic Count Report**

45-Room, Two-Story Hotel on 0.75 Acres in Central Casper



100 West F Street

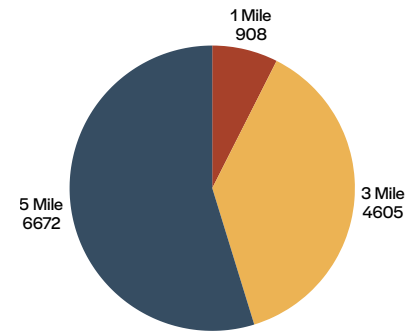
2024 Population Estimate



Growth 2020 - 2024

1 Mile	9.61%
3 Mile	1.12%
5 Mile	0.31%

2029 Population Projection



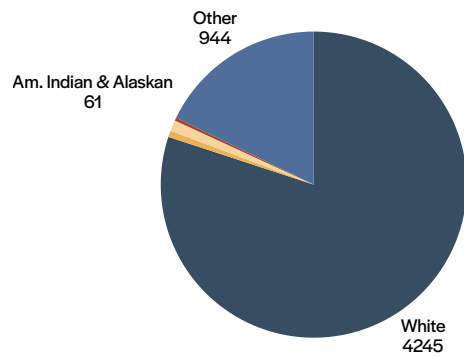
Growth 2024 - 2029

1 Mile	3.21%
3 Mile	1.71%
5 Mile	1.56%

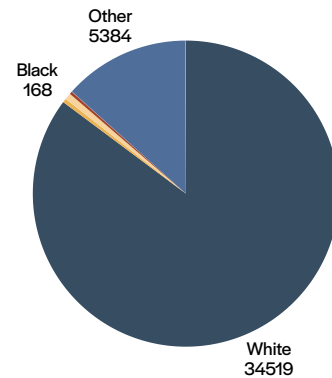
2024 Population by Hispanic Origin

1 Mile: 5,779 | 3 Mile: 27,132 | 5 Mile: 42,484

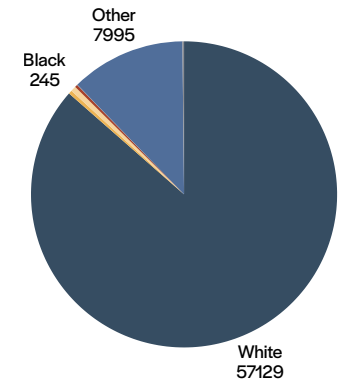
2024 Population - 1 Mile



2024 Population - 3 Mile



2024 Population - 5 Mile



Households	1 Miles		3 Miles		5 Miles	
2029 Projection	2,773		17,976		27,840	
2024 Estimate	2,689		17,670		27,403	
2020 Census	2,470		17,493		27,319	
Growth 2024 - 2029	3.12%		1.73%		1.59%	
Growth 2020 - 2024	8.87%		1.01%		0.31%	
Owner Occupied	971	36.11%	10,547	59.69%	17,883	65.26%
Renter Occupied	2,773		17,976		27,840	



2024 Avg Household Income

1 Mile: \$45,726 | 3 Mile: \$68,296 | 5 Mile: \$78,606

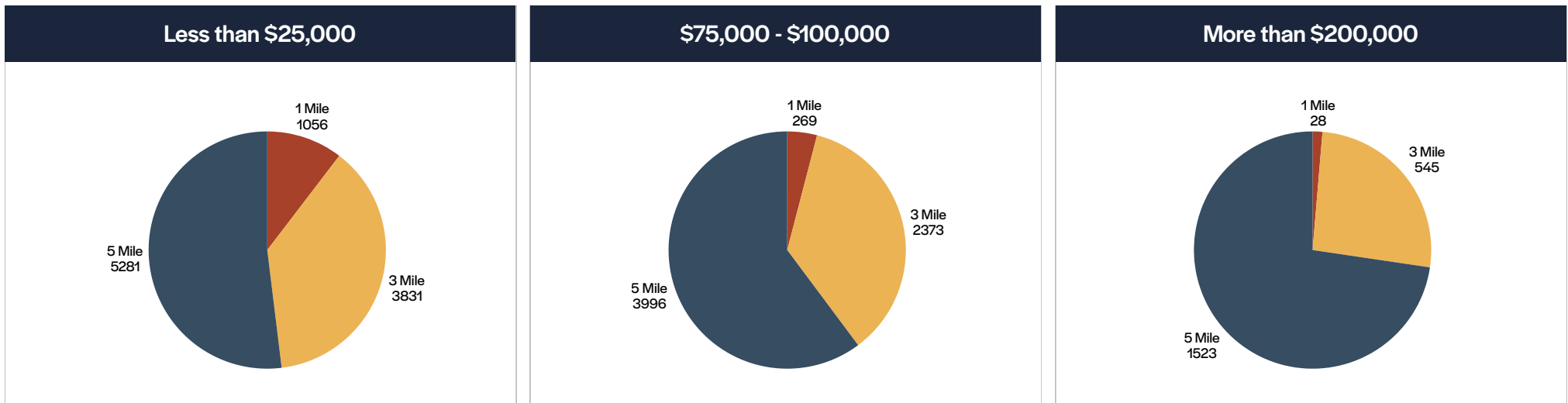


2024 Med Household Income

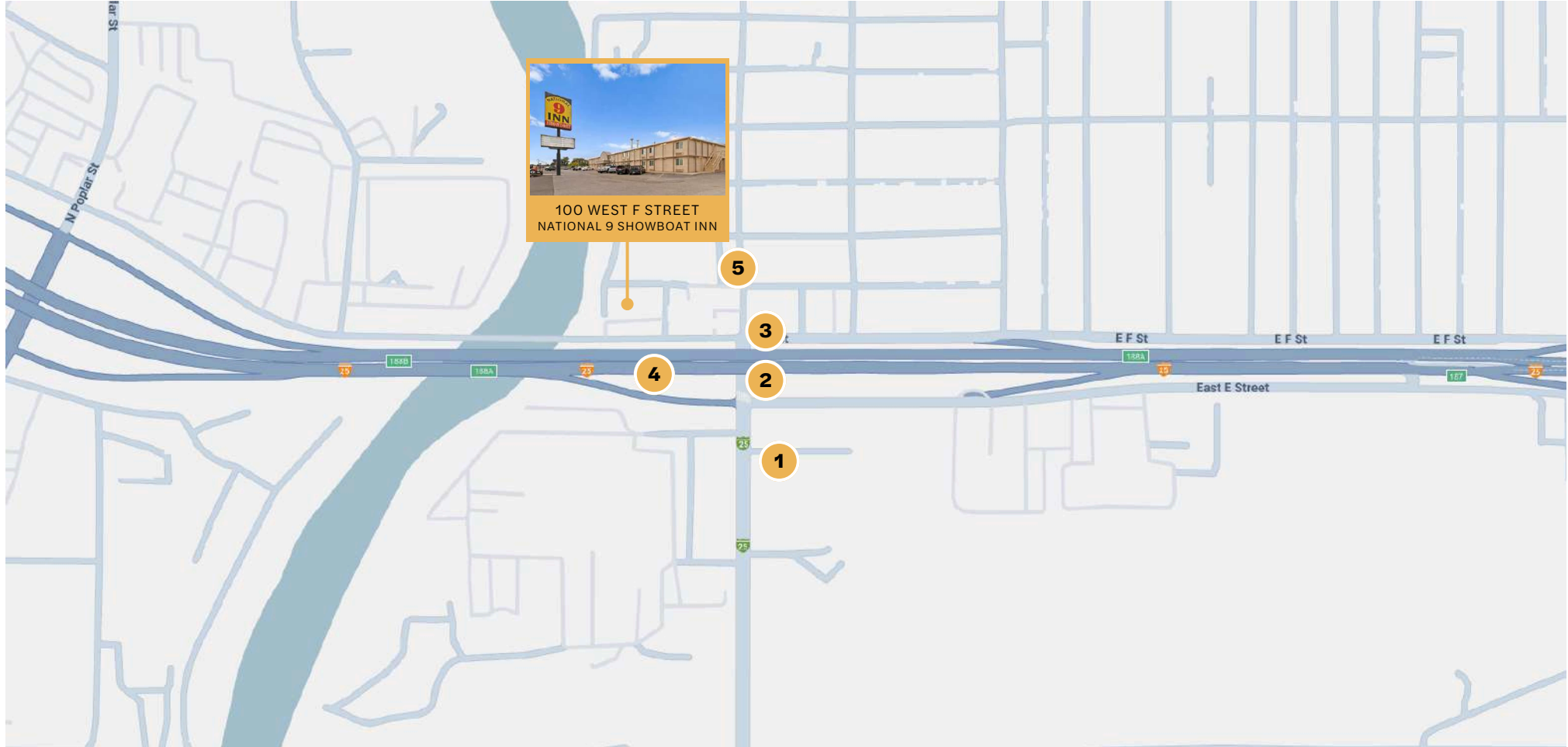
1 Mile: \$32,317 | 3 Mile: \$56,790 | 5 Mile: \$62,554

2024 Households by HH Income

1 Mile: 2,689 | 3 Mile: 17,671 | 5 Mile: 27,403



2024 Households by HH Income	1 Miles		3 Miles		5 Miles	
Income: < \$25,000	1,056	39.27%	3,831	21.68%	5,281	19.27%
Income: \$25,000 - \$50,000	716	26.63%	4,081	23.09%	6,033	22.02%
Income: \$50,000 - \$75,000	432	16.07%	3,852	21.80%	5,207	19.00%
Income: \$75,000 - \$100,000	269	10.00%	2,373	13.43%	3,996	14.58%
Income: \$100,000 - \$125,000	86	3.20%	1,710	9.68%	2,730	9.96%
Income: \$125,000 - \$150,000	64	2.38%	782	4.43%	1,467	5.35%
Income: \$150,000 - \$200,000	38	1.41%	497	2.81%	1,166	4.26%
Income: \$200,000+	28	1.04%	545	3.08%	1,523	5.56%





No	Street	Cross Street	Count Year	Average Daily Volume	Volume Type	Miles from Subject Prop
1	24th Street	Lincoln Avenue	2025	15,446	MPSI	0.04
2	Lincoln Avenue	Lincoln Avenue	2021	4,964	AADT	0.05
3	24th Street	Lincoln Avenue	2021	19,422	AADT	0.06
4	Grant Avenue	24th Street	2021	3,522	AADT	0.1
5	24th Street	Grant Avenue	2024	16,511	MPSI	0.1

Highway Access



 4,964 VPD

 19,422 VPD

 3,522 VPD

EF STREET

N CENTER STREET



WF STREET



Location **Overview**

45-Room, Two-Story Hotel on 0.75 Acres in Central Casper

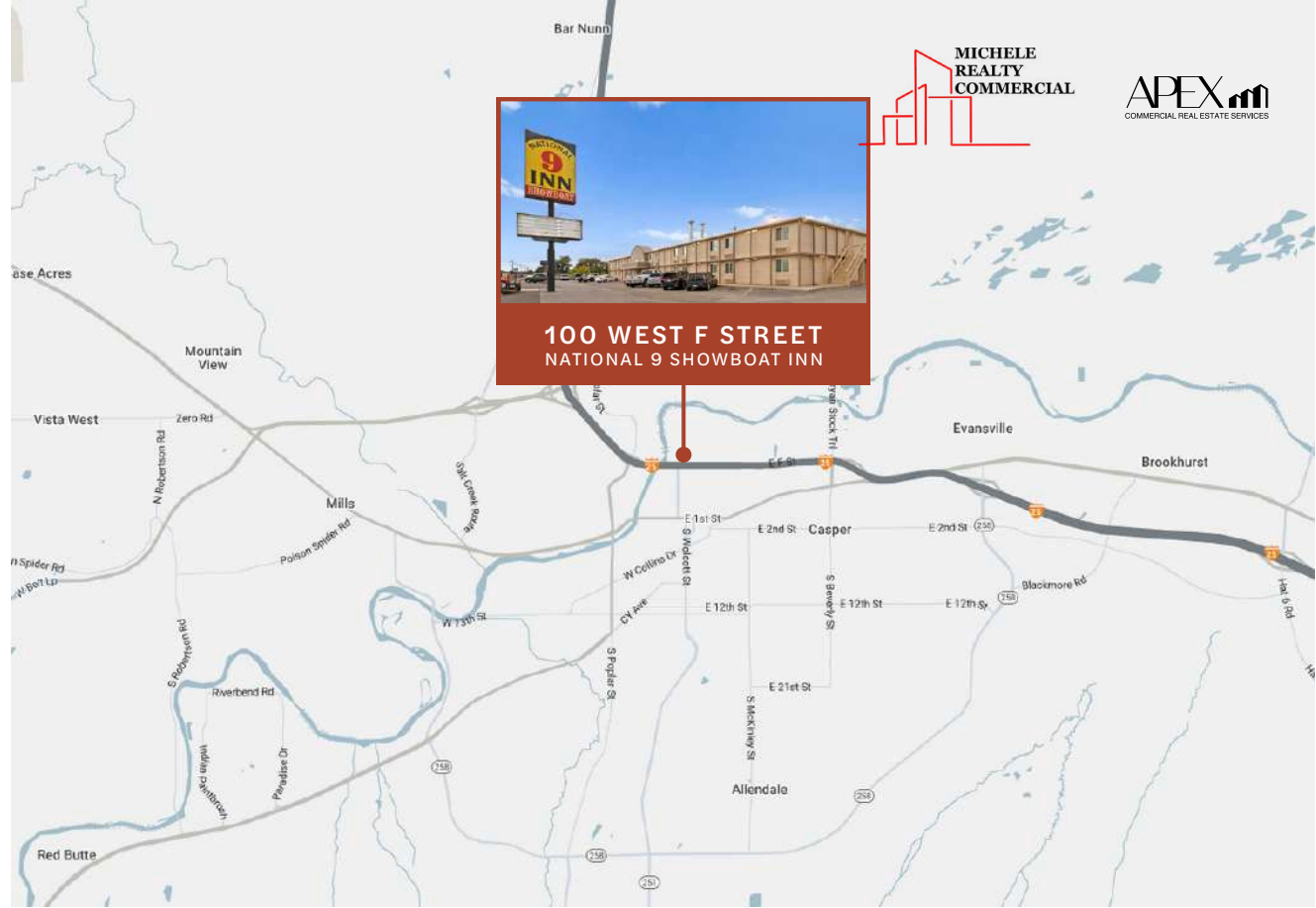


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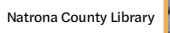
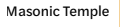
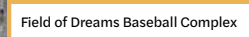


Known as the hub of central Wyoming, Casper is one of the state's largest cities and a gateway to outdoor adventure. Set along the North Platte River and backed by Casper Mountain, it blends urban amenities with rugged landscapes.

It is home to Casper College and the University of Wyoming at Casper, plus a lively downtown with shops, dining, and cultural attractions. Its location offers easy access to fly fishing, scenic trails, hot springs, winter sports at Hogadon Basin, and the annual College National Finals Rodeo.



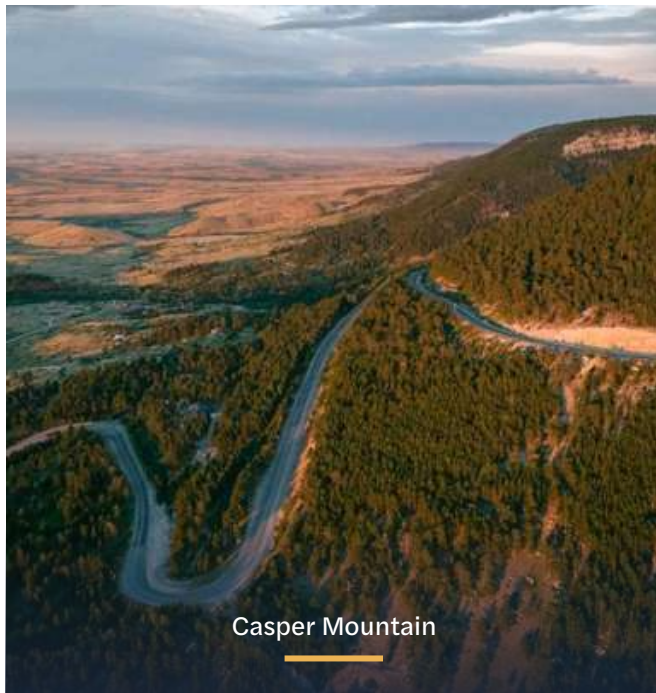
Area Amenities



Casper is the county seat of Natrona County, located in central Wyoming. It is the second-largest city in the state and lies along the North Platte River at the base of Casper Mountain.

The city is often described as the “Oil City” due to its rich history in energy and industry, but it has grown into a diverse community with strong education, healthcare, and retail sectors. With a population of over 58,000 people, residents enjoy a balance of small-town character and urban convenience, free from the congestion of larger metropolitan areas.

Casper serves as a regional hub for commerce and culture, with a vibrant downtown offering restaurants, breweries, shopping, and the Nicolaysen Art Museum. Outdoor recreation is a key part of life in Casper, with world-class fly fishing on the North Platte River, skiing and hiking on Casper Mountain, and easy access to historic trails such as the Oregon, Mormon, and Pony Express routes.



Casper Mountain



National Historic Trails Interpretive Center



North Platte River

The University of Wyoming is a public, land-grant university located in Laramie, Wyoming. It offers bachelor's, master's, and doctoral degrees across more than 190 programs, with academic strengths in energy, engineering, environment and natural resources, education, business, and law. As Wyoming's flagship university, it serves around 12,000 students through on-campus, online, and outreach programs statewide.



The university is recognized for its affordability, strong research in areas tied to Wyoming's economy, and close student-faculty connections. Its athletic teams, known as the Cowboys and Cowgirls, compete in NCAA Division I as part of the Mountain West Conference. Football at War Memorial Stadium and basketball at the Arena-Auditorium are central to campus life, drawing fans from across the state. With a striking setting between the Snowy Range and Medicine Bow Mountains, the University of Wyoming offers both academic excellence and an unmatched Rocky Mountain student experience.



1886
ESTABLISHED



~ 10,813
STUDENTS



1,002
FACULTY

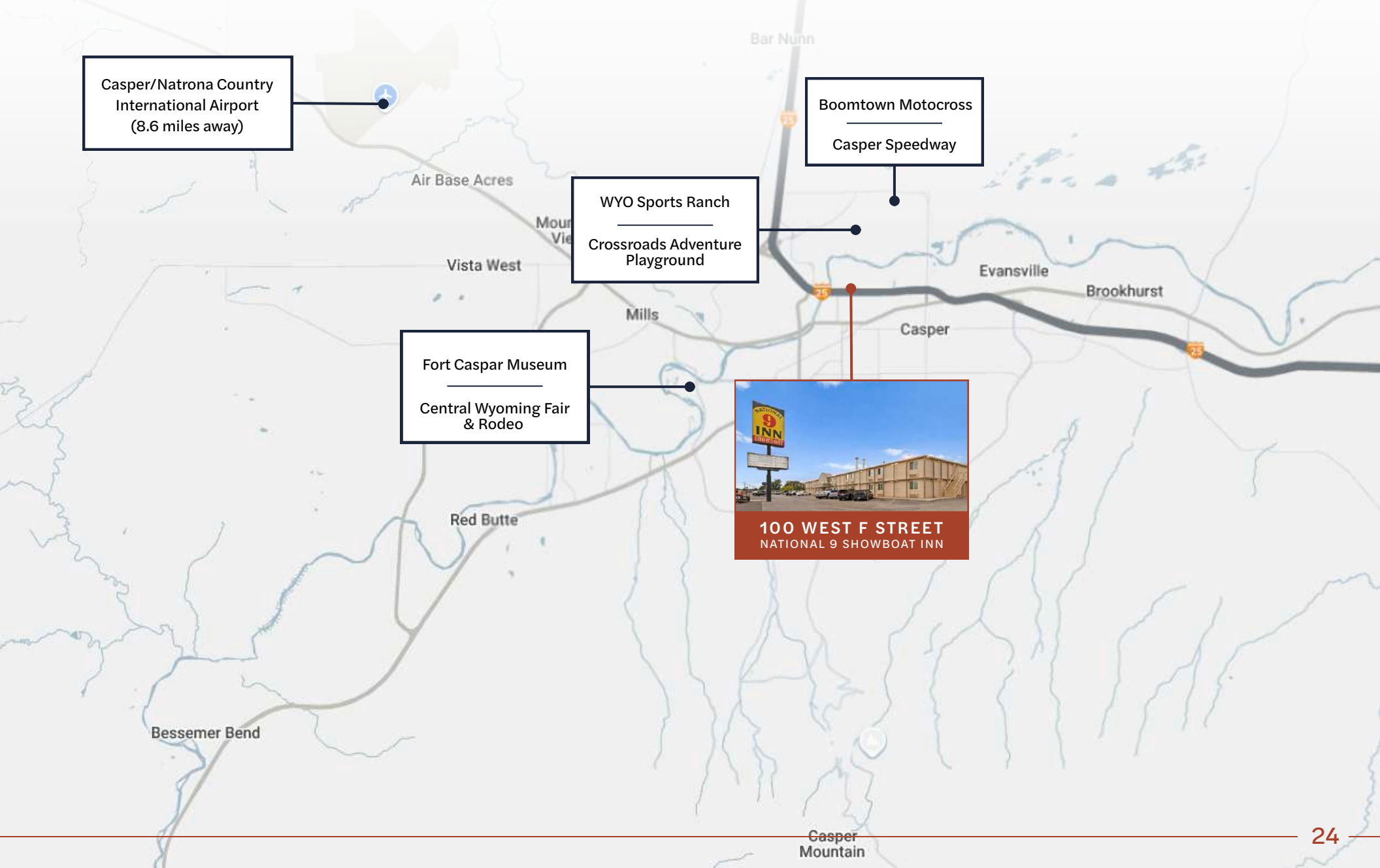
Its central location provides easy access to the National Historic Trails Interpretive Center, Nicolaysen Art Museum, and Fort Caspar Museum—along with the North Platte River’s fishing and recreation, Casper Mountain’s year-round outdoor activities, and the Ford Wyoming Center, home to the College National Finals Rodeo. Visitors also enjoy downtown dining, local breweries, and cultural attractions that showcase the spirit of Central Wyoming.

Casper/Natrona County
International Airport
(8.6 miles away)

Boomtown Motocross
Casper Speedway

WYO Sports Ranch
Crossroads Adventure
Playground

Fort Caspar Museum
Central Wyoming Fair
& Rodeo





SHERI OSBORNE
Listing Agent

sheri@apex-cre.com

(801) 884-8816

WY License: RE-16576

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